149.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	694,600 / 694,600
					USE VALUE:	694,600 / 694,600
					ASSESSED:	694,600 / 694,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		QUINCY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PACHTER ADAM
Owner 2:	MILLER DEBORAH
Owner 3:	
Street 1:	67 QUINCY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KOON NOLAN T/JENNIFER -
Owner 2:	-
Street 1:	67 QUINCY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,059 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1798 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5059.000	294,400		400,200	694,600
Total Card	0.116	294,400		400,200	694,600
Total Parcel	0.116	294,400		400,200	694,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.32 | /Parcel: 386.3

Legal Description

User Acct 97790

GIS Ref

GIS Ref

Insp Date 06/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 149.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	294,500	0	5,059.	400,200	694,700	694,700	Year End Roll	12/18/2019
2019	101	FV	231,700	0	5,059.	400,200	631,900	631,900	Year End Roll	1/3/2019
2018	101	FV	231,700	0	5,059.	354,500	586,200	586,200	Year End Roll	12/20/2017
2017	101	FV	231,700	0	5,059.	297,300	529,000	529,000	Year End Roll	1/3/2017
2016	101	FV	231,700	0	5,059.	297,300	529,000	529,000	Year End	1/4/2016
2015	101	FV	217,900	0	5,059.	257,300	475,200	475,200	Year End Roll	12/11/2014
2014	101	FV	210,200	0	5,059.	248,700	458,900	458,900	Year End Roll	12/16/2013
2013	101	FV	210,200	0	5,059.	236,700	446,900	446,900		12/13/2012

!11613!

PRINT

Date	Time
12/11/20	01:45:32

LAST REV

Date	Time
07/30/18	12:18:31
mmcmakin	
11613	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOON NOLAN T/JE	37399-380		12/17/2002		392,000	No	No		
BOUDREAU JAMES	34349-366		12/21/2001		380,000	No	No		
DUNN JEANNE/TRU	34349-364		12/2/2001	Family	1	No	No		
BOUDREAU JAMES	31149-87		2/9/2000	Convenience	1	No	No		
BOUDREAU JAMES	23385-511		7/2/1993		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2014	981	Redo Bat	12,230		8/14/2014			Redo bath.
11/26/2013	1738	Manual	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
8/14/2014	Info Fm Prmt	PC	PHIL C
5/14/2014	External Ins	PC	PHIL C
3/5/2014	Info Fm Prmt	EMK	Ellen K
10/30/2008	Meas/Inspect	163	PATRIOT
2/25/2003	MLS	MM	Mary M
3/30/2002	MLS	MM	Mary M
11/18/1999	Meas/Inspect	268	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	97790
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5059		Sq. Ft.	Site		0	70.	1.13	8									400,238						400,200	

Total AC/HA: 0.11614 | Total SF/SM: 5059 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 400,238 | Spl Credit | Total: 400,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23398209
Const Adj.:	0.98990101
Adj $ / SQ:	158.798
Other Features:	85200
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	426728
Depreciation:	132286
Depreciated Total:	294443

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

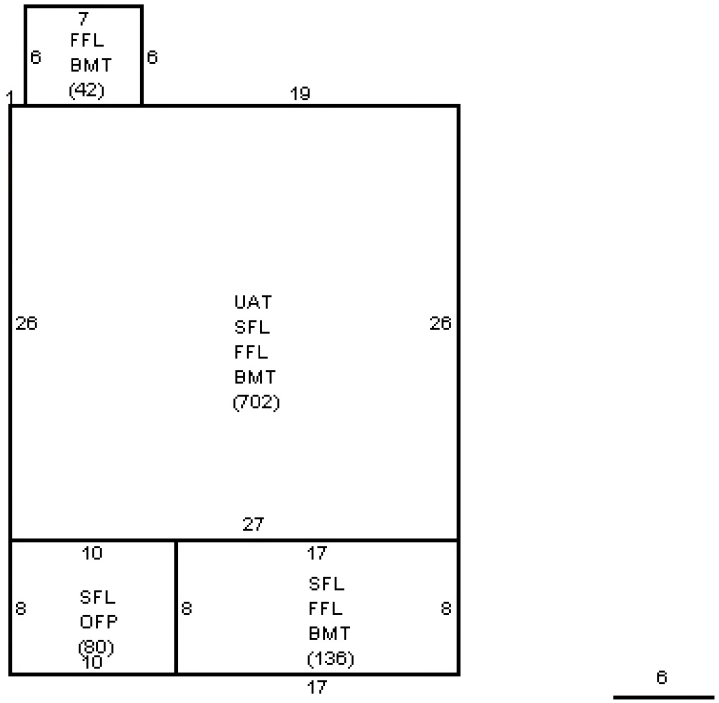
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	158.80
Special Features:	0	Val/Su Net:	100.34
Final Total:	294400	Val/Su SzAd	163.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	918	158.800	145,776
BMT	Basement	880	47.640	41,923
FFL	First Floor	880	158.800	139,742
UAT	Upper Attic	176	63.520	11,148
OFP	Open Porch	80	36.750	2,940

Net Sketched Area:	2,934			Total:	341,529
Size Ad	1798	Gross Are	3460	FinArea	1798

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc